

Returned at Counter
Bethes Law

2026-004037

Klamath County, Oregon



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05/07/2026 10:47:14 AM

Fee: \$92.00

Grantors:

Scott G. Hevern and Deborah L. Hevern,
11832 Highway 66
Klamath Falls, OR 97603

Grantee:

Scott G. Hevern and Deborah L. Hevern,
Trustees of the SCOTT GORDON HEVERN and
DEBORAH LYNN HEVERN, Joint Revocable Living Trust
11832 Highway 66
Klamath Falls, OR 97603

After recording, return and send tax statements to:

Scott Gordon Hevern and Deborah Lynn Hevern
11832 Highway 66
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Know all by these presents that Scott G. Hevern and Deborah L. Hevern, Grantors and Trustees, convey their interest to Scott G. Hevern and Deborah L. Hevern, Trustees of the Scott Gordon Hevern and Deborah Lynn Hevern Joint Revocable Living Trust UTA May 1, 2026 the real property described below in Klamath Falls, Oregon, more particularly described as follows, subject to all encumbrances of record:

Beginning at a point on the South line of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is North 89° 39' East 650.6 feet from the 1/4 Section corner common to Sections 32 and 33, thence North 0° 06' East 1523.9 feet to the South line of the Klamath Falls-Ashland Highway; thence along said South line North 72° 19' East 346.3 feet; thence South 0° 06' West 1627 feet; thence South 89° 39' West 330 feet to the place of beginning, being in the W1/2 NW1/4 of Section 33 aforesaid.

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration including estate planning, the receipt of which is hereby acknowledged.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROIPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, ORGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 1 day of May, 2026.

[Redacted Signature]

SCOTT GORDON HEVERN, Trustee

[Redacted Signature]

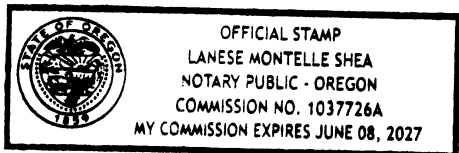
DEBORAH LYNN HEVERN, Trustee

STATE OF OREGON, County of KLAMATH)ss.

On this 1 day of May, 2026, the foregoing instrument was acknowledged before me by Scott Gordon Hevern and Deborah Lynn Hevern.

Notary Public for Oregon

My Commission Expires: 6/8/2027



Certification and Memorandum of Trust

We, Scott Gordon Hevern and Deborah Lynn Hevern, acting Trustors of the Scott Gordon Hevern and Deborah Lynn Hevern JOINT REVOCABLE LIVING TRUST, make this certification pursuant to Oregon Statute.

1. *Trust.* The Scott Gordon Hevern and Deborah Lynn Hevern REVOCABLE LIVING TRUST is presently in existence. It was executed on May 1, 2026.

2. *Trustor and Trustee.* The Trustors are Scott Gordon Hevern and Deborah Lynn Hevern. The currently acting Trustees are Scott Gordon Hevern and Deborah Lynn Hevern.

3. *Trust Powers.* Under the terms of the Trust agreement, the Trustee is given powers granted a Trustee under Oregon Statutes, including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the Trust estate on such terms as the Trustee shall determine.

4. *Trustee's mailing address.* The currently acting Trustees' mailing address is 11832 Highway 66, Klamath Falls, Oregon 97603.

5. *Trust Revocable.* The Trust is revocable. Only the Trustors can revoke the Trust.

6. *Modification of Trust.* The Trust can be modified, amended or revoked by the Trustors only.

7. *Successor Trustee.* The successor Trustees are Scott Gordon Hevern and Deborah Lynn Hevern, and Jennifer Linn Marshall.

8. *Taxpayer Identification Number.* The Trust taxpayer identification number is the social security number of the Trustors.

9. *Manner in Which Title is Taken.* Title should be taken as Scott Gordon Hevern and Deborah Lynn Hevern JOINT REVOCABLE LIVING TRUST, under agreement dated May 1, 2026.

10. *No Change in Trust.* The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

Dated this 1 day of May, 2026.
[Redacted Signature] [Redacted Signature]
SCOTT GORDON HEVERN, Trustee DEBORAH LYNN HEVERN, Trustee

STATE OF OREGON, County of Klamath)) ss.

This instrument was acknowledged to me on the 1 day of May, 2026 by Scott Gordon Hevern and Deborah Lynn Hevern.

[Redacted Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/8/2027

